

# ***Capital Improvement Phasing***

## ***Short Term***

- County Courthouse Remodel / Expansion
- Washington Street Parking Structure
- Franklin Street Parking Lot
- Pedestrian Concourse / Phase 1

## ***Mid Term***

- Pete T. Cenarrusa Building Office Tower Addition
- State Library Block Office Building
- Bannock Street Parking Lot
- Pedestrian Concourse, Phase 2

## ***Long Term \****

- 3<sup>rd</sup> Street Office / Parking Facility
- Pedestrian Concourse / Phase 3
- 8<sup>th</sup> Street Office / Parking Facility
- Courthouse Block Office Buildings

\* Long Term Capital Improvement planning and cost projections are beyond the scope of this study and therefore not contained in this report.

## ***Section III***

# ***Capital***

# ***Improvements***



## Short Term Capital Improvements

Short term accomodation of internal growth and staff relocations to and within Capitol Mall

Hard Costs

Soft Costs  
(± 15%)

Total Cost

### County Courthouse Remodel / Expansion

- 8-Stories plus Basement / 86,583 useable s.f.  
Refer to Capitol Mall Master Plan Appendix, Part B, for derivation of costs.

Minimum Project Scope:

\$15,248,000	\$2,093,500	\$17,341,500
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Maximum Project Scope:

\$16,261,000	\$2,232,000	\$18,493,000
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### Washington Street Parking Structure

- 5-Stories plus Basement / 650 Parking Spaces  
650 Spaces @ \$7,150 / Space =

\$4,650,000

\$690,000

\$5,340,000\*

### Franklin Street Parking Lot

- 35 Parking Spaces  
Lump Sum Cost=

\$70,000

\$11,000

\$81,000

### Pedestrian Concourse / Phase 1

- 10,000 s.f. Street with Infrastructure @ \$5.00 =
- 35,000 s.f. Concourse with Infrastructure @ \$11.00 =
- 40,000 s.f. Landscaping @ \$2.00 / s.f. =

\$50,000

\$385,000

\$80,000

\$77,000

\$592,000

Totals (Min. Scope)	<b>\$20,483,000</b>	<b>\$2,871,500</b>	<b>\$23,354,500*</b>
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Totals (Max. Scope)	<b>\$21,496,000</b>	<b>\$3,010,000</b>	<b>\$24,506,500*</b>
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\* If relocation of geothermal production well is required, total cost could increase by \$800,000.

# Mid Term Capital Improvements

Long term accomodation of internal growth and staff relocations  
to and within Capitol Mall

Hard Costs

Soft Costs  
(± 15%)

Total Cost

Option A\*

## ***P.T.C. Building Office Tower Addition***

- 10-Stories plus Basement Support Space / 118,000 useable s.f.  
142,000 gross s.f. @ \$110.00 / s.f. =

\$15,620,000      \$2,350,000      \$17,970,000

Option B\*

## ***State Library Block Office Building***

- 3-Stories plus Basement Parking / 50,000 useable s.f. / 64 Spaces  
93,000 gross s.f. @ \$100.00 / s.f. =

\$9,300,000      \$1,400,000      \$10,700,000

## ***Bannock Street Parking Lot***

- 70 Parking Spaces  
Lump Sum Cost=

\$140,000      \$21,000      \$161,000

## ***Pedestrian Concourse / Phase 11***

- 18,000 s.f. Concourse with Infrastructure @ \$11.00 =
- 12,000 s.f. Landscaping @ \$2.00 / s.f. =

\$198,000

\$24,000

\$33,000

\$255,000

Totals with Option A Only

**\$15,982,000**

**\$2,404,000**

**\$18,386,000**

Totals with Option B Only

**\$9,662,000**

**\$1,454,000**

**\$11,116,000**

Totals with Option A and B

**\$25,282,000**

**\$3,804,000**

**\$29,086,000**

\* Decisions with regard to Option A and Option B  
will be dependent primarily upon the demand for  
Capitol Mall space by agencies, divisions, and  
bureaus not currently located on Capitol Mall.



# Capitol Mall Development Concepts

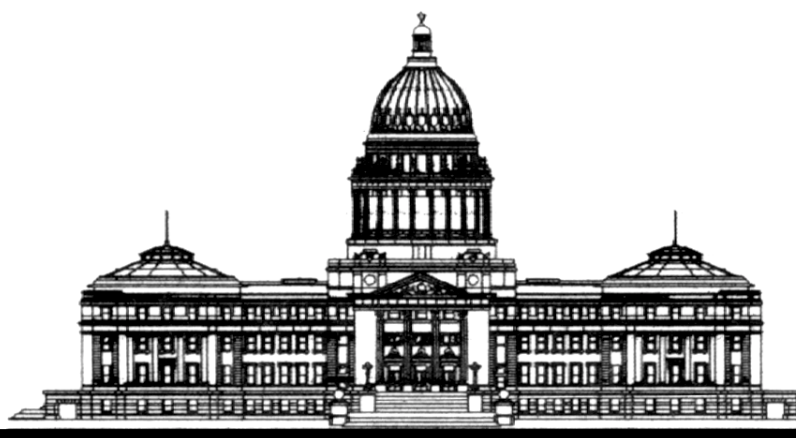


- Legend**
- Existing State Owned Facility
  - Future Facility (Short Term)
  - Future Facility (Mid Term)
  - Future Facility (Long Term)
  - Proposed Capitol Mall District Boundary
  - State Owned Land
  - Proposed Pedestrian Concourse
  - State Parking Lot ("L" Leased)
  - Proposed Washington / Jefferson Couplet
  - Existing Pedestrian Tunnel
  - Proposed Pedestrian Tunnel

- Existing Facilities**
- 1 State Capitol Building
  - 2 Joe R. Williams Building
  - 3 Len B. Jordan Building
  - 4 State Parking Garage
  - 5 Pete T. Cenarrusa Building
  - 6 Division of Public Works Building
  - 7 Comm. for the Blind Building
  - 8 Alexander House
  - 9 954 Jefferson Building
  - 10 County Courthouse Building
  - 11 Supreme Court Building
  - 12 State Library Building
  - 13 Industrial Administration Building
  - 14 3rd Street Annex Building
  - 15 Assay Office
  - \* 16 Capitol Park Plaza Building
  - \* 17 590 Washington Building
  - \* 18 800 W. State Building \*\*
  - \* 19 512 W. Bannock Building \*\*

- Proposed Capital Improvements**
- A County Courthouse Remodel / Expansion
  - B Washington Street Parking Structure
  - C Pedestrian Concourse
  - D State Library Block Office Building
  - E PTC Building Office Tower Addition
  - F Office / Parking Facility
  - G Office / Parking Facility
  - H Potential Long Term Expansion

\* Department of Lands Endowment Fund Property  
\*\* Facility not included in this study



Capitol Mall

M A S T E R P L A N



ARCHITECTS



# Pedestrian Concourse Concept





# *Pedestrian Concourse Concept Graphics*



*Pedestrian Concourse at 6th Street*



*Pedestrian Concourse Looking East*



*Existing View Looking East*



*Pedestrian Concourse Looking South*